

Summary of Debtor's Pre-petition Operational Reports (T-12 Averages)

Kipling Partners	Kipling Partners	Graustark Members II	Graustark Members II	Mt. Vernon Members	Mt. Vernon Members	Westmoreland Partners	Westmoreland	Coquitt 2008, LP	Coquitt 2008, LP	Norfolk Partners LLC	Norfolk	MMMI	MMMI	MMMI (Consolidated, 7 mos)	MMMI
Operating Income & Expense	\$ -	Operating Income & Expense	\$ -	Operating Income & Expense	\$ -	Operating Income & Expense	\$ -	Operating Income & Expense	\$ -	Operating Income & Expense	\$ -	Operating Income & Expense	\$ -	Ordinary Income/Expense	\$ -
Income	\$ -	Income	\$ -	Income	\$ -	Income	\$ -	Income	\$ -	Income	\$ -	Income	\$ -	Income	\$ -
RENTAL INCOME	\$ -	RENTAL INCOME	\$ -	RENTAL INCOME	\$ -	RENTAL INCOME	\$ -	RENTAL INCOME	\$ -	RENTAL INCOME	\$ -	RENTAL INCOME	\$ -	RENTAL INCOME	\$ -
Rental Income	\$ 10,774.01	Rental Income	\$ 22,725.93	Rental Income	\$ 20,548.28	Rental Income	\$ 21,272.52	Rental Income	\$ 12,548.16	Rental Income	\$ 13,412.58	Rental Income	\$ 52,654.92	Rental Income - Passthrough	\$ 1,365.14
Rental Income	\$ -	Gross Potential Rent	\$ -	Gross Potential Rent	\$ -	Gross Potential Rent	\$ -	Gross Potential Rent	\$ -	Gross Potential Rent	\$ -	Gross Potential Rent	\$ -	Rental Income - Late and Admin	\$ 256.57
Parking	\$ 137.50	Rental Income	\$ 6.67	Rental Income	\$ 605.63	Parking	\$ 69.58	Parking	\$ 125.00	Rental Concession	\$ (29.89)	Rental Concession	\$ (3,227.55)	Rental Income - Other	\$ 916.57
Rent Concession	\$ (20.83)	Parking	\$ 42.90	Parking	\$ (553.75)	Rent Concession	\$ (201.90)	Rent Concession	\$ (83.33)	Total RENTAL INCOME	\$ 13,382.69	Management Concession	\$ (145.83)	Total Income	\$ (2,596.29)
Management Concession	\$ (62.92)	Rent Concession	\$ (138.79)	Rent Concession	\$ (201.90)	Management Concession	\$ (8.33)	Less/Can to Lease	\$ -	EXPENSE REIMBURSEMENT	\$ -	Renewal Concession	\$ -	Expense	\$ (4,629.87)
Renewal Concession	\$ 10,827.76	Management Concession	\$ (157.92)	Management Concession	\$ (8.33)	Total RENTAL INCOME	\$ 20,968.52	Less- Vacancy	\$ -	Passthru Insurance	\$ 18.21	Total RENTAL INCOME	\$ 46,569.12	Advertising & Promotion	\$ 65.86
Total RENTAL INCOME	\$ 10,827.76	Total RENTAL INCOME	\$ 22,478.43	Renewal Concession	\$ (20.83)	EXPENSE REIMBURSEMENT	\$ -	Total RENTAL INCOME	\$ 12,589.83	Passthru Water and Sewer	\$ 285.19	EXPENSE REIMBURSEMENT	\$ -	Cleaning Services	\$ 252.86
EXPENSE REIMBURSEMENT	\$ -	EXPENSE REIMBURSEMENT	\$ -	Total RENTAL INCOME	\$ 21,029.98	Passthru Insurance	\$ 12.87	EXPENSE REIMBURSEMENT	\$ -	Passthru Trash	\$ 126.60	Passthru Insurance	\$ 48.29	Commission	\$ 35.71
Passthru Insurance	\$ 11.88	Passthru Insurance	\$ 24.54	EXPENSE REIMBURSEMENT	\$ -	Passthru Utilities	\$ 40.00	Passthru Insurance	\$ 29.29	Total EXPENSE REIMBURSEMENT	\$ 430.00	Passthru Gas	\$ 310.09	Inspection Fees	\$ 241.00
Passthru Water and Sewer	\$ 234.85	Passthru Water and Sewer	\$ 384.13	Passthru Insurance	\$ 11.08	Passthru Water and Sewer	\$ 256.75	Passthru Water and Sewer	\$ 251.63	OTHER INCOME	\$ -	Passthru Water and Sewer	\$ 1,304.53	Insurance	\$ 4,617.57
Passthru Water	\$ 37.45	Passthru Water	\$ 300.42	Passthru Water and Sewer	\$ 305.34	Passthru Water	\$ 194.28	Passthru Water	\$ 5.83	Move Out Charges	\$ 27.08	Move Out Charges	\$ 238.57	Pest Control	\$ 500.71
Passthru Trash	\$ 115.42	Passthru Trash	\$ 245.07	Passthru Water	\$ 241.33	Passthru Trash	\$ 195.53	Passthru Trash	\$ 110.58	Admin Fees	\$ 4.97	Total EXPENSE REIMBURSEMENT	\$ 1,901.48	Property Maintenance	\$ 2,776.14
Total EXPENSE REIMBURSEMENT	\$ 399.59	Total EXPENSE REIMBURSEMENT	\$ 754.16	Passthru Trash	\$ 234.29	Total EXPENSE REIMBURSEMENT	\$ 699.31	Total EXPENSE REIMBURSEMENT	\$ 397.33	Total OTHER INCOME	\$ 32.05	OTHER INCOME	\$ -	Property Management	\$ 1,587.00
OTHER INCOME	\$ -	OTHER INCOME	\$ -	Total EXPENSE REIMBURSEMENT	\$ 752.04	OTHER INCOME	\$ -	OTHER INCOME	\$ -	Total INCOME	\$ 13,844.73	Move Out Charges	\$ 18.75	Property Tax	\$ 18,939.57
Miscellaneous Income	\$ 366.67	Move Out Charges	\$ -	OTHER INCOME	\$ -	Roofers Insurance	\$ (1.58)	Move Out Charges	\$ 6.25	Application Fee Income	\$ 12.50	Miscellaneous Income	\$ 223.25	Repairs & Maintenance	\$ 1,514.00
Late Fee	\$ 160.00	Miscellaneous Income	\$ 4.17	Miscellaneous Income	\$ -	Miscellaneous Income	\$ 215.00	Miscellaneous Income	\$ 12.50	Total Operating Income	\$ 13,852.23	Late Fee	\$ 444.71	Utilities	\$ 2,953.57
Admin Fees	\$ 7.29	Late Fee	\$ 221.58	Miscellaneous Income	\$ -	Late Fee	\$ 50.00	Admin Fees	\$ 7.09	Expense	\$ -	NSF Fees	\$ 25.83	Waste Management	\$ 479.00
Total OTHER INCOME	\$ 533.95	Admin Fees	\$ 18.63	Admin Fees	\$ 14.30	Admin Fees	\$ 12.49	Total OTHER INCOME	\$ 29.84	EXPENSES	\$ -	Admin Fees	\$ 32.19	Total Expense	\$ 33,563.39
Total INCOME	\$ 11,701.31	Total OTHER INCOME	\$ 243.78	Total OTHER INCOME	\$ 14.30	Total OTHER INCOME	\$ 275.91	Total INCOME	\$ 13,013.00	Repairs & Maintenance	\$ -	Total OTHER INCOME	\$ 744.73	Net Ordinary Income	\$ 9,966.57
Pet Fee	\$ 83.33	Total INCOME	\$ 24,376.36	Total INCOME	\$ 21,636.32	Total INCOME	\$ 21,941.74	Pet Fee	\$ 145.83	Pest Control	\$ 58.60	Total INCOME	\$ 49,215.32	Other Income/Expense	\$ -
Application Fee Income	\$ 78.67	Pet Fee	\$ 83.33	Pet Fee	\$ 41.67	Application Fee Income	\$ 18.75	Application Fee Income	\$ 32.50	Landscaping	\$ 222.16	Pet Fee	\$ 20.83	Bank Service Charges	\$ 490.14
Total Operating Income	\$ 11,921.31	Application Fee Income	\$ 52.92	Application Fee Income	\$ 71.25	Month-to-Month Fee	\$ 11.25	Total Operating Income	\$ 13,191.34	Flooring and Tile Repair	\$ 45.95	Application Fee Income	\$ 19.58	Legal & Professional	\$ 1,086.43
Expense	\$ -	Total Operating Income	\$ 21,612.61	Month-to-Month Fee	\$ 10.83	Total Operating Income	\$ 21,971.74	Expense	\$ -	W/O Repair & Supplies	\$ 22.44	Total Operating Income	\$ 49,215.32	Receiver Prof. Fees	\$ -
EXPENSES	\$ -	Expense	\$ -	Total Operating Income	\$ 21,960.07	Expense	\$ -	EXPENSES	\$ -	Building Repair	\$ 14.42	Expense	\$ -	Amortization Expense	\$ -
Repairs & Maintenance	\$ -	EXPENSES	\$ -	EXPENSES	\$ -	Repairs & Maintenance	\$ -	Repairs & Maintenance	\$ -	Windows	\$ -	EXPENSES	\$ -	Interest	\$ 73,474.71
Pest Control	\$ 56.90	Repairs & Maintenance	\$ -	EXPENSES	\$ -	Repairs & Maintenance	\$ -	Pest Control	\$ 23.66	Make Ready	\$ 90.71	Repairs & Maintenance	\$ 39.05	Total Other Expense	\$ 117,452.71
Appliance Repair	\$ 9.47	Pest Control	\$ 61.17	Repairs & Maintenance	\$ -	Pest Control	\$ 66.86	Landscaping	\$ 9.71	Total Repairs & Maintenance	\$ 396.05	Pest Control	\$ 159.29	Net Other Income	\$ (117,452.71)
Roof Repair	\$ -	Roof Repair	\$ -	Painting	\$ (9.58)	Appliance Repair	\$ (9.58)	Plumbing	\$ 8.75	Operating Expenses	\$ -	Key Access	\$ (6.25)	Expenses	\$ -
Landscaping	\$ 90.71	Landscaping	\$ 139.31	Pest Control	\$ 66.86	Landscaping	\$ 179.90	Building Repair	\$ 48.71	Electricity	\$ 153.55	Roof Repair	\$ 25.00	Net Income	\$ (107,486.14)
Plumbing	\$ -	W/O Repair & Supplies	\$ 29.96	Key Access	\$ -	Plumbing	\$ 16.67	Gate Repair	\$ 25.00	Gas	\$ 92.94	Landscaping	\$ 620.69		
Building Repair	\$ -	Electrical Repair	\$ 172.08	Landscaping	\$ 172.08	Building Repair	\$ 230.54	HVAC	\$ 3.34	Water	\$ 321.57	Electrical Repair	\$ 50.00		
Make Ready	\$ 63.65	Plumbing	\$ 10.94	W/O Repair & Supplies	\$ 1.26	Windows	\$ -	Make Ready	\$ 52.72	W/O Rental	\$ -	Plumbing	\$ 238.82		
Total Repairs & Maintenance	\$ 220.76	Building Repair	\$ -	Electrical Repair	\$ 6.01	Make Ready	\$ 14.17	Total Repairs & Maintenance	\$ 252.88	Professional Fees	\$ -	Trash Disposal	\$ 35.00		
Operating Expenses	\$ -	Windows	\$ 19.58	Plumbing	\$ 25.97	Total Repairs & Maintenance	\$ 498.55	Operating Expenses	\$ -	HVAC	\$ 828.00	Gate Repair	\$ 20.83		
Electricity	\$ 5.54	Gate Repair	\$ 6.07	Building Repair	\$ 27.46	Operating Expenses	\$ 10.00	Security Monitoring	\$ 38.60	General and Administrative Expenses	\$ -	Pool Maintenance	\$ 363.50		
Gas	\$ 56.95	HVAC	\$ 12.50	Make Ready	\$ 52.34	Security Monitoring	\$ 115.60	Gas	\$ 120.10	Maintenance Fees	\$ 403.33	Make Ready	\$ 150.42		
Water	\$ 161.29	Make Ready	\$ 54.17	Total Repairs & Maintenance	\$ 351.97	Electricity	\$ 280.65	Water	\$ 215.27	Total Repairs & Maintenance	\$ 421.67	Total Repairs & Maintenance	\$ 1,676.14		
W/O Rental	\$ -	Total Repairs & Maintenance	\$ 333.70	Operating Expenses	\$ -	Electricity	\$ 73.98	W/O Rental	\$ 43.87	Payroll	\$ -	Operating Expenses	\$ -		
Trash	\$ 96.72	Operating Expenses	\$ -	Gas	\$ 86.01	Gas	\$ 332.98	Trash Disposal	\$ 162.95	Commission	\$ -	Electricity	\$ 622.09		
Professional Fees	\$ 13.46	Security Monitoring	\$ 11.32	Water	\$ 332.98	Professional Fees	\$ 130.35	Professional Fees	\$ 38.00	Referral Fees	\$ 13.46	Gas	\$ 507.86		
Total Operating Expenses	\$ 333.96	Electricity	\$ 185.72	Trash Disposal	\$ 22.85	Total Operating Expenses	\$ 990.42	General and Administrative Expenses	\$ -	Leasing Software	\$ 524.43	Water	\$ 774.98		
General and Administrative	\$ -	Gas	\$ 176.00	Professional Fees	\$ 22.85	Expenses	\$ -	Maintenance Fees	\$ 176.00	Legal and Accounting	\$ -	Trash Disposal	\$ 287.08		
Expenses	\$ -	W/O Rental	\$ 475.33	Utilities	\$ 165.17	Total Operating Expenses	\$ 646.27	Management Fees	\$ 200.00	Insurance	\$ 936.19	Total Operating Expenses	\$ 2,192.01		
Maintenance Fees	\$ 176.00	Trash Disposal	\$ 184.00	Total Operating Expenses	\$ 890.57	General and Administrative	\$ -	Management Fees	\$ 978.73	Property Taxes	\$ 4,186.04	General and Administrative Expenses	\$ -		
Management Fees	\$ 475.33	Total Operating Expenses	\$ 890.57	Expenses	\$ -	Maintenance Fees	\$ 352.00	Payroll	\$ 421.08	Bank Charges Expense	\$ 2.92	Maintenance Fees	\$ 1,200.00		
Payroll	\$ 184.00	Expenses	\$ -	Maintenance Fees	\$ 352.00	Legal and Accounting	\$ 882.19	Commission	\$ -	Bank Service Charges	\$ 8.75	Management Fees	\$ 1,637.09		
Referral Fees	\$ 48.19	Total Operating Expenses	\$ 890.57	Management Fees	\$ 352.00	Payroll	\$ 368.00	Referral Fees	\$ -	Total General and Administrative Expenses	\$ 6,858.48	Payroll	\$ 1,144.14		
Legal and Accounting	\$ -	Management Fees	\$ 1,004.53	Payroll	\$ 368.00	Insurance	\$ 921.22	Leasing Software	\$ (7.58)	Total Operating Expense	\$ 8,062.54	Referral Fees	\$ 107.50		
Insurance	\$ 433.09	Payroll	\$ 368.00	Legal and Accounting	\$ 921.22	Insurance	\$ 921.22	Legal and Accounting	\$ 93.92	NOI - Net Operating Income	\$ 5,769.70	Insurance	\$ 2,701.54		
Property Taxes	\$ 2,955.37	Advertising and Promotion	\$ 4.95	Total General and Administrative	\$ 2,923.20	Bank Service Charges	\$ 5.83	Insurance	\$ 465.06	Expenses	\$ -	Expenses	\$ 6,790.27		
Total Operating Expense	\$ 3,510.08	Insurance	\$ 819.73	Expenses	\$ 3,521.44	Expenses	\$ 5,713.33	Bank Service Charges	\$ 1.71	Total EXPENSES	\$ 16,660.42	Total EXPENSES	\$ 38,554.90		
NOI - Net Operating Income	\$ 8,411.23	Property Taxes	\$ 4,385.41	Total EXPENSES	\$ 6,914.62	Property Taxes	\$ 6,914.62	Total Operating Expense	\$ 7,162.31	Expenses	\$ 3,657.56	NOI - Net Operating Income	\$ -		
Total General and Administrative	\$ -	Property Taxes	\$ 6,158.89	Total Operating Expense	\$ 6,158.89	Total Operating Expense	\$ 6,158.89	Total Operating Expense	\$ 4,634.87	Expenses	\$ -	NOI - Net Operating Income	\$ -		
Expenses	\$ -	Total Operating Expense	\$ 15,453.72	NOI - Net Operating Income	\$ 15,773.97	NOI - Net Operating Income	\$ 15,773.97	NOI - Net Operating Income	\$ 8,756.47	Expenses	\$ -	NOI - Net Operating Income	\$ -		